

## NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

**NEIGHORHOOD PLAN:** Chestnut Neighborhood Plan

**CASE#:** NPA-2012-0003.01

**DATE FILED:** April 30, 2012 (out-of-cycle)

**PC DATE:** July 10, 2012

**ADDRESS/ES:** 1301 ½ Chicon Street  
(Project Name: Chicon Corridor Phase 2)

**SITE AREA:** 0.895 acres

**APPLICANT/OWNER:** Chestnut Neighborhood Revitalization Corporation

**AGENT:** Chestnut Neighborhood Revitalization Corporation  
(Sarah Andre and Sean Garretson)

**TYPE OF AMENDMENT:**

**Change in Future Land Use Designation**

**From:** Commercial

**To:** Mixed Use

**Base District Zoning Change**

**Related Zoning Case:** C14-2012-0044.SH

**From:** LR-NP

**To:** LR-MU-NP

**NEIGHBORHOOD PLAN ADOPTION DATE:** July 15, 1999

**PLANNING COMMISSION RECOMMENDATION:** On July 10, 2012, was approved on the consent agenda on a vote of 6 to 0 with Commissioners Anderson, Hatfield, and Stevens absent.

**STAFF RECOMMENDATION:** Recommended

**BASIS FOR STAFF'S RECOMMENDATION:** The request to change the future land use map from Single Family to Mixed Use land use supports the following Goals, Objectives, and Recommendations:

## **Land Use and Transportation**

### **GOAL ONE: REVITALIZE THE HISTORIC, RESIDENTIAL AND PEDEDSTRIAN-FRIENDLY CHARACTER OF CHESTNUT.**

#### **Objective 1.1: Preserve the historic character of the Chestnut neighborhood.**

1. Encourage the development of infill residential housing that is compatible with the original housing style of the neighborhood, such as front porches and wooden frames. (Chestnut Neighborhood).

#### **Objective 1.2: Encourage compatible infill development.**

#### **Objective 1.5: Establish compatible mixed-use corridors along the neighborhood's edge.**

18. Apply a mixed use zoning overlay to the commercial corridors of the Chestnut neighborhood. Approved uses should support the neighborhood and be compatible with Campbell Elementary and Gonzalo Garza High School. See Figure 3: Proposed Chestnut Future Land Use Map, and Figure 4: Proposed Chestnut Conditional Mixed Use Zoning Overlay. (DRID).

## **Housing**

### **Goal Three: PROMOTE THE REHABILITATION OF EXISTING HOUSING AND NEW, INFILL HOUSING COMPATIBLE WITH THE OLD STYLE OF THIS NEIGHBORHOOD.**

## **Economic Development**

### **Goal Four: IMPROVE THE BUSINESS CLIMATE OF THE CHESTNUT NEIGHBORHOOD.**

#### **Objective 4.3: Attract new residents and businesses.**

45. Work with local media outlets like the Villager, NOKOA, Capitol City Argus, Austin American Statesman, local radio and TV stations to better communicate opportunities that are available to the community (such as training and technical assistance for entrepreneurs), including the NAACP Community Development Resource Center, the Urban League and the National Business League and Businesses Investing in Growth. (Chestnut Neighborhood).

## Public Safety

### **Goal Five: ADDRESS CRIMINAL ACTIVITY IN THE NEIGHBORHOOD AND PROMOTE PUBLIC SAFETY.**

#### **Objective 5.1: Increase police visibility and presence.**

50. Develop a location within Chestnut that is available for police to stop in, perform routine tasks and communicate with residents. (APD).
51. Establish a permanent police walking beat for the Chestnut neighborhood for the weekend time frame, Thursday through Sundays. (APD).

**Staff Analysis:** The proposed project will provide a mix of commercial uses, in addition to affordable housing units, both of which meet the goals of the plan. In addition, the properties are located near E. 12<sup>th</sup> Street and Chicon Street which are considered by residents as a crime-ridden area in need of eyes-on-the-street. People living and shopping in the proposed residential and commercial area could help reduce crime.

#### **Existing Land Use Description:**

##### **Commercial**

Lots or parcels containing retail sales, services, hotel/motels and all recreational services that are predominantly privately owned and operated for profit (for example, theaters and bowling alleys). Included are private institutional uses (convalescent homes and rest homes in which medical or surgical services are not a main function of the institution), but not hospitals (see *Civic*).

##### **Purpose**

Encourage employment centers, commercial activities, and other non-residential development to locate along major thoroughfares; and  
Reserve limited areas for intense, auto-oriented commercial uses that are generally not compatible with residential or mixed use environments.

##### **Application**

Focus the highest intensity commercial and industrial activities along freeways and major highways; and  
Should be used in areas with good transportation access such as frontage roads and arterial roadways, which are generally not suitable for residential development.

**Proposed Land Use Description:**

**Mixed Use**

An area that is appropriate for a mix of residential and non-residential uses.

**Purpose**

1. Encourage more retail and commercial services within walking distance of residents;
2. Allow live-work/flex space on existing commercially zoned land in the neighborhood;
3. Allow a mixture of complementary land use types, which may include housing, retail, offices, commercial services, and civic uses (with the exception of government offices) to encourage linking of trips;
4. Create viable development opportunities for underused center city sites;
5. Encourage the transition from non-residential to residential uses;
6. Provide flexibility in land use standards to anticipate changes in the marketplace;
7. Create additional opportunities for the development of residential uses and affordable housing; and
8. Provide on-street activity in commercial areas after 5 p.m. and built-in customers for local businesses.

**Application**

1. Allow mixed use development along major corridors and intersections;
  2. Establish compatible mixed-use corridors along the neighborhood's edge
- The neighborhood plan may further
1. specify either the desired intensity of commercial uses (i.e. LR, GR, CS) or specific types of mixed use (i.e. Neighborhood Mixed Use Building, Neighborhood Urban Center, Mixed Use Combining District);
  2. Mixed Use is generally not compatible with industrial development, however it may be combined with these uses to encourage an area to transition to a more complementary mix of development types;
  3. The Mixed Use (MU) Combining District should be applied to existing residential uses to avoid creating or maintaining a non-conforming use; and
  4. Apply to areas where vertical mixed use development is encouraged such as Core Transit Corridors (CTC) and Future Core Transit Corridors.

**BACKGROUND:** The application was filed on April 30, 2012, which is out-of-cycle for neighborhood planning areas located on the east side of I.H.-35. The application was a S.M.A.R.T. Housing project that is allowed to file out-of-cycle. See page five for the Neighborhood Housing and Community Development letter.

The applicant and property owner, Chestnut Neighborhood Revitalization Corporation (CNRC), proposes to construct a mixed use building with approximately 3,000 square feet of retail and approximately 11 affordable housing units with three market-rate units.

This project is one of six properties to be developed along Chicon Street.

According to the CNRC summary letter submitted with the application, they have held three workshops with the impacted neighborhoods to discuss the overall vision and to obtain feedback on affordability, interior and exterior design and management of the project.

**PUBLIC MEETINGS:** The ordinance-required plan amendment meeting was held on Monday, June 18, 2012. Six people attended the meeting include one city staff member and the applicant. Staff gave a brief presentation regarding the applicant's request and then the following questions were asked of the applicant's representative:

**Q. When will the buildings be demolished?**

A. We have a permit submitted with the City, so we are waiting for their final approval.

**Q. Will you demolish all the buildings at one time?**

A. Yes. It is easier for the contractor to do them all at once.

**Q. Do you think it will be by the end of the summer?**

A. We hope so.

**Q. Have you been through the Historic Preservation process?**

A. That's part of the demolish permit process.

**Q. Are you talking to anchor tenants?**

A. Yes. We've been communicating with a community-based kitchen with life-skills and restaurant training, but we're still early in the process.

**Q. Have you received any opposition?**

A. Not that I'm aware of.

**Q. Will you have Security Personnel on the property during construction?**

Y. Yes, because this is a big issue because of the need to protect the expensive construction equipment that may have to be left overnight during construction. This will add costs to the construction, but we have to do this.

**Q. Will it be a full-time security person?**

A. That's what we would like.

**Q. Has there been a determination the right amount of commercial?**

A. Our feasibility report recommends around 3,000 square feet per building, with three buildings, that is 9,000 square feet.

**Q. Will the design elements discussed at the charrette be incorporated into the project?**

A. Yes. We will have front porches for the "eyes on the street" that the neighborhood wanted.

**Q. What is your building time-line?**

A. We anticipate about 9 to 12 months of construction, anticipating completion around Spring 2014.

**Q. Are there conditions on the money you receive based on the occupancy met within a certain time?**

A. Yes, some funding sources want a certain number of units sold before they release the money, that is why we are aggressively marketing the project.

**Q. Will there be live-work units?**

A. There could be, if a prospective buyer was interested in that type of unit.

The letter of support from the Chestnut Planning Contact Team is on page eight of this report.

**CITY COUNCIL DATE:**

August 2, 2012

**ACTION:** Pending.

**CASE MANAGER:** Maureen Meredith

**PHONE:** (512) 974-2695

**EMAIL:** Maureen.meredith@austintexas.gov



## City of Austin

P.O. Box 1088, Austin, TX 78767  
[www.cityofaustin.org/bldg](http://www.cityofaustin.org/bldg)

### Neighborhood Housing and Community Development Department

Gina Copic, S.M.A.R.T. Housing Program Manager  
(512) 974-3180. Fax: (512) 974-1112, [gina.copic@city.austin.tx.us](mailto:gina.copic@city.austin.tx.us)

September 26, 2011

S.M.A.R.T. Housing Certification  
CNRC- Chicon Corridor (id# \_\_\_\_\_)

#### TO WHOM IT MAY CONCERN:

The Chestnut Neighborhood Revitalization Corporation (CNRC) (development contact Sarah Andra, 698-3369 (o); 233-2269 (fax); [sarah@s2addevelopment.com](mailto:sarah@s2addevelopment.com)) is planning to develop a 33 unit multi-family development at the intersection of Chicon Street and E. 11th Street.

NHCD certifies that the proposed construction meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since 100% of the residential units will serve households at or below 60% Median Family Income (MFI), the development will be eligible for 100% waiver of the fees listed in Exhibit A of the S.M.A.R.T. Housing Resolution adopted by the City Council. The expected fee waivers include, but are not limited to, the following fees:

Capital Recovery Fees	Concrete Permit	Mechanical Permit
Building Permit	Electrical Permit	Plumbing Permit
Site Plan Review	Subdivision Plan Review	Zoning Verification
Construction Inspection	Parkland Dedication Fee	Land Status Determination
Demolition Permit Fee	(by separate ordinance)	Building Plan Review
	Regular Zoning Fee	

#### Prior to issuance of building permits and starting construction, the developer must:

- ♦ Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Austin Energy: Katherine Murray, 482-5351 for multi-family; Bryan Bomer, 482-5449 for single-family).
- ♦ Submit plans demonstrating compliance with accessibility and transit-oriented standards.

#### Before a Certificate of Occupancy will be granted, the development must:

- ♦ Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy)
- ♦ Pass a final inspection to certify accessibility and transit-oriented standards were met.

The applicant must demonstrate compliance with the reasonably-priced standard after the completion of the units, or repay the City of Austin in full the fees waived for this S.M.A.R.T. Housing certification.

Please contact me at 974-3154 if you need additional information.

Javier V. Delgado

Neighborhood Housing and Community Development

Cc:	Laurie Shaw, Cap Metro	Maureen Meredith, PDRI	Kath Murray, Austin Energy
	Chris Yancey, PDRI	Danny McNabb, PDRI	Michael Simmons Smith, PDRI
	George Zapalac, PDRI	J.B. Meier, PDRI	Hillary Holey, PDRI
	Robby McArthur, WWF Tapas	Bryan Bomer, Austin Energy	Dchoush Fonseca, PDRI
	Stephen Castleberry, PDRI	John McDonald, PDRI	Yolanda Parada, PDRI

**Letter from the Chestnut Planning Contact Team**

Chestnut Neighborhood Plan Contact Team • 2601 E 17<sup>th</sup> St • Austin, Texas 78702

Austin City Council

July 20, 2012

Re: Support for Chestnut Neighborhood Revitalization Corporation's request for plan amendment and zoning change

Dear Council Members,

On behalf of the Chestnut Neighborhood Plan Contact Team, I am writing to register our support for the Chestnut Neighborhood Revitalization Corporation's request for a plan amendment and zoning change to Mixed Use for their property at 1301 1/2 Chicon St.

Sincerely,

Gregory Goeken  
Chair, Chestnut Neighborhood Plan Contact Team





**Chestnut Neighborhood Plan**  
**NPA-2012-0003.01.SH**

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

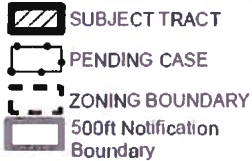
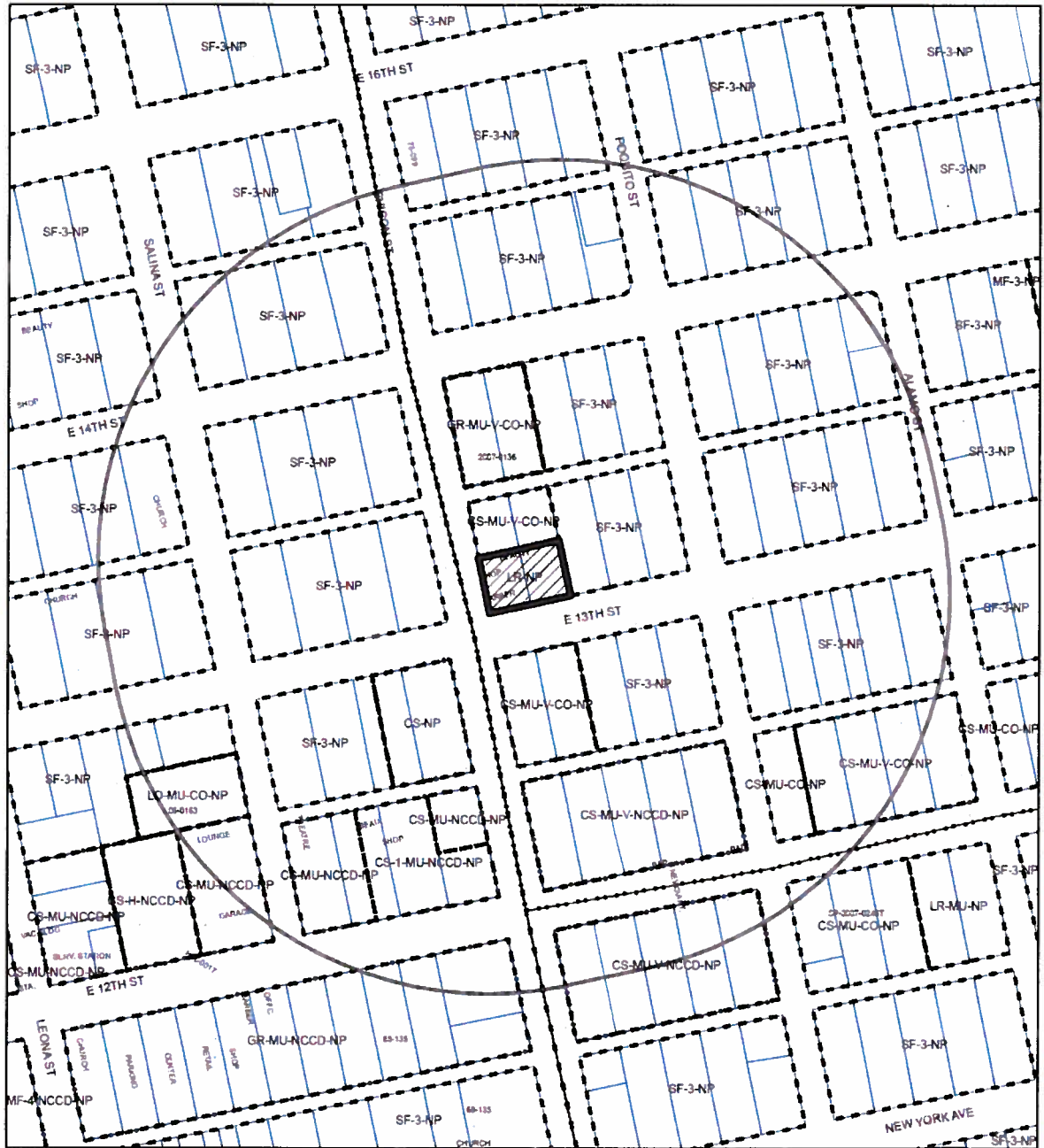


City of Austin  
Planning and Development Review Department  
Created on 06/06/2012\_ M Meredith



**Legend**

- 500ft notification boundary
- Future Land Use Categories**
- Single-Family
- Commercial
- Mixed Use
- Office
- Mixed Use/Office
- Civic
- Recreation & Open Space



## NEIGHBORHOOD PLAN AMENDMENT

**NPA CASE#:** NPA-2012-0003.01.SH

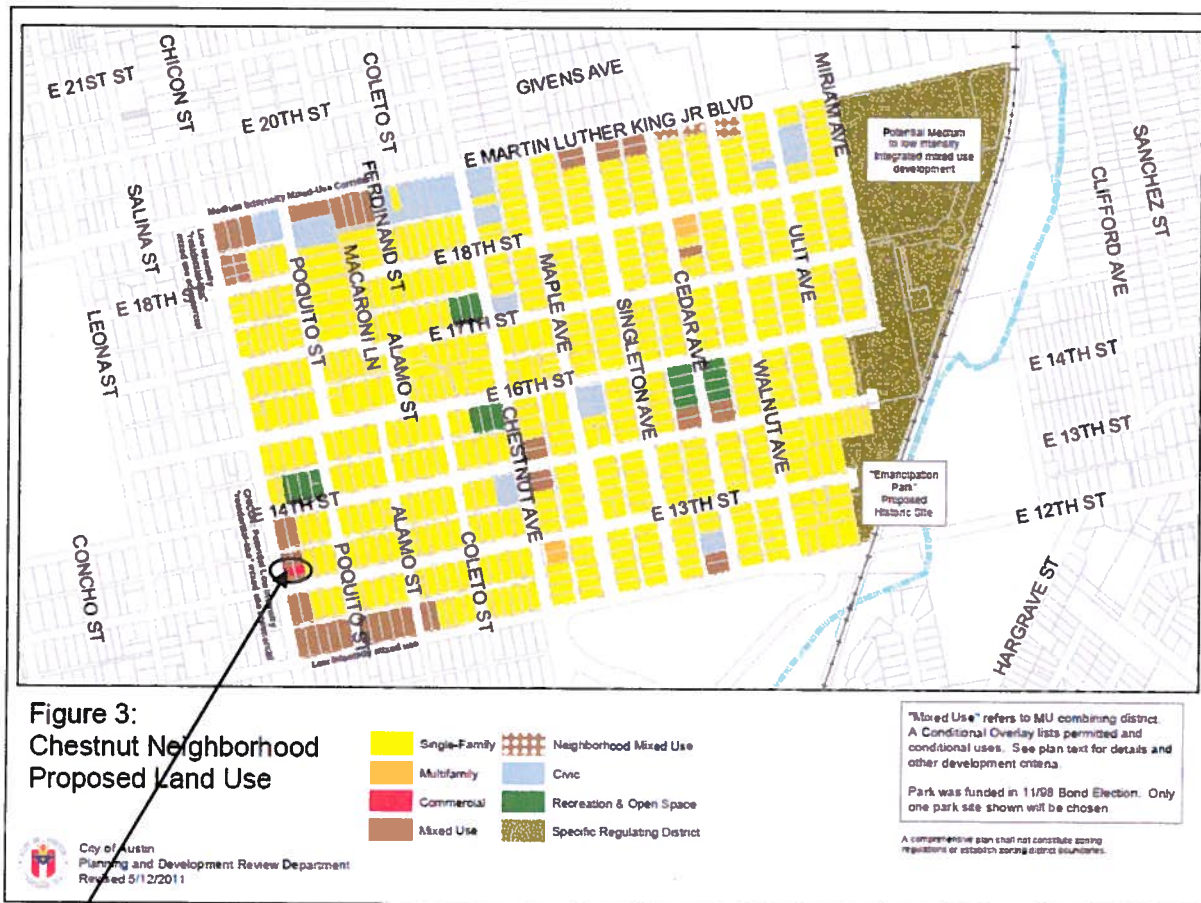
**ADDRESS:** 1301 1/2 Chicon Street

**ACRES:** Approx. 0.0895 acres

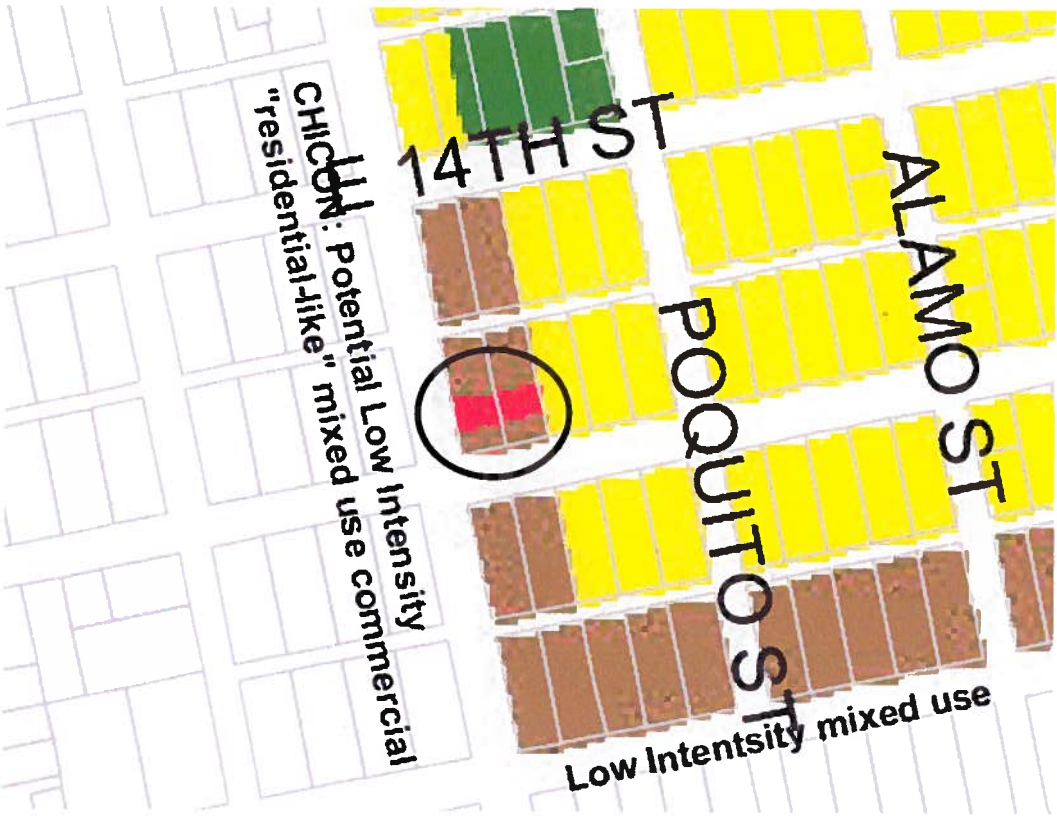
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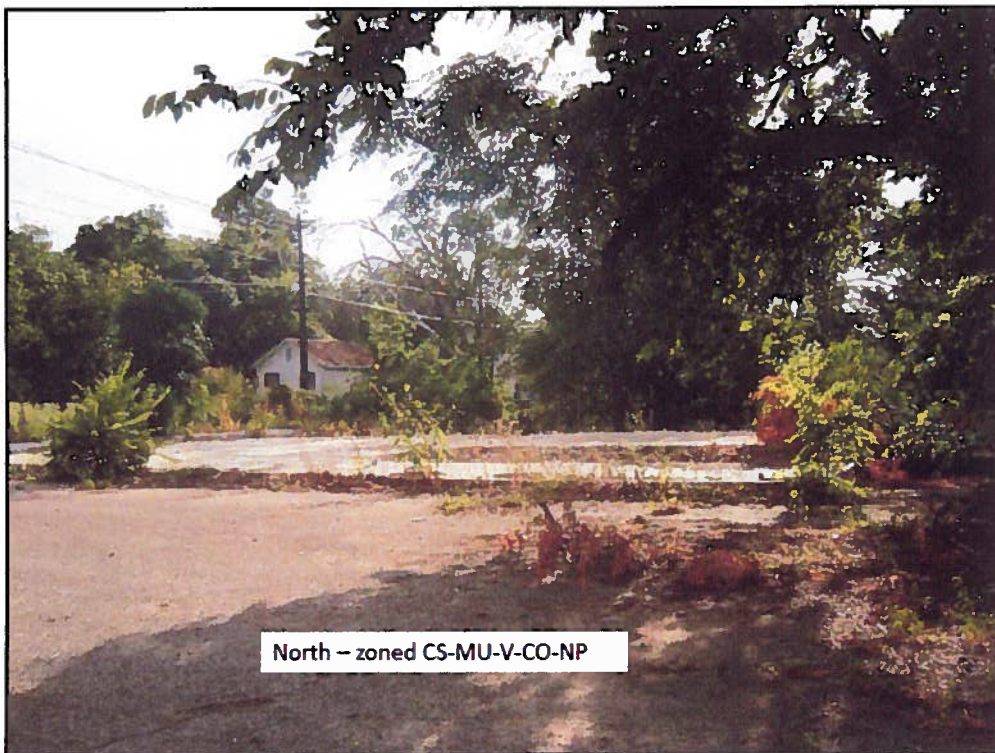




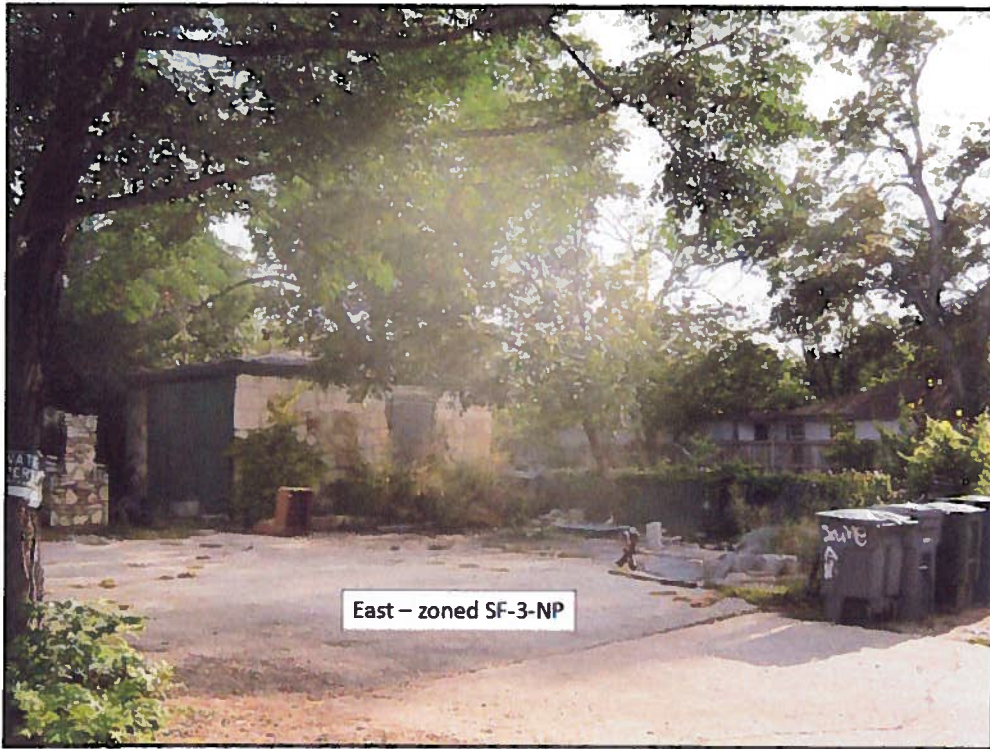














West – zoned SF-3-NP